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FIRE PROTECTION PLAN
SHORT FORM
TPM 21047 ER 07-02-001
APN 107-370-38
2/14/08
Rev. 1/14/2009

County of San Diego
Department of Planning & Land Use
5201 Ruffin Road
San Diego, CA 92123

ATTN: COUNTY FIRE MARSHAL
SUBJECT: FIRE PROTECTION PLAN SHORT FORM
TPM 21047, APN 107-370-38
RECHE ROAD, FALLBROOK CA

This letter is written in response to a request from the County of San Diego, Department of Planning and Land Use for a short form fire protection plan consistent with California Fire Code Article 86 to address: Location; topography, geology, flammable; climate along with the following fire related issues:

1. Water supply
2. Fire access
3. Building fire resistance and ignition
4. Fire protection systems
5. Fire protection equipment
6. Defensible space
7. vegetation management
8. Fire behavior model

LOCATION: This project is located on the north side of one of the main east west roads in Fallbrook (Reche Road) approximately 760 ft. easterly of Via Vista. This project would be considered as an in fill project as there are many existing estate type homes in this area.

TOPOGRAPHY: The property is gently rolling hills with an elevation of 575 at the southwest corner to a high of 685 near the northeast area of this 20 acre parcel.

GEOLOGY: Test of the site indicates a very stable decomposed granite soil. Ideal for residential construction.

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DEPARTMENT OF PLANNING
AND LAND USE

FLAMMABLE: The property except along the northwest property line and portion of the south property line was in agricultural. These areas have reverted to non native grass land with low flammability. In fact, the recent Rice Canyon Fire burned very close to this property but the property did not burn.

CLIMATE: This area is typical Fallbrook with an average rainfall of 15 to 18 inches with cool ocean breezes from the Pacific Ocean, 14+ miles southwesterly.

1. WATER SUPPLY:

This project is within Rainbow Municipal Water District (R.M.W.D.) and has an excellent source of water. R.M.W.D. has recently upgraded it's water main in Reche Road to a 12" main with a static pressure of 175 p.s.i. An 8" watermain 850 ft. +/- will be installed within the proposed 40' onsite private road and utility easement. Two fire hydrants will be installed, one at the entrance from Reche Road and the other at the cul-de-sac at the end of the private road. These fire hydrants and water main will meet or exceed County Fire Code table 903.42B requirements. Minimum fire flow will exceed the 2500 gpm requirement.

2. FIRE ACCESS ROADS.

Deadends:

- a. Dead end driveways for this project serving no more than two single family dwellings do not exceed threshold of County Fire Code Section 902.2 (150 feet) or are provided with emergency vehicle turnarounds meeting County Fire Marshal standards at the terminal end.
- b. This project shall have a minimum 36 foot radius cul de sac at the terminal end of the private road. There shall be a minimum of 20 feet native vegetation fuel modification on each side of ht existing road and 30 feet on new road and driveways (County Code 4707.2.1)

Width:

- a. All fire access roads including driveways will be improved to a minimum 16' width all weather surface suitable for travel by 50,000 lb. fire apparatus. The fire access roads serving more than two single family dwellings for this project shall be minimum 24' paved all weather surface suitable for travel by 50,000 lb. fire apparatus.

Grade:

- a. Grades will be generally less than 5% and the steepest are 14%.

Surface:

- a. All road shall be installed to the minimum standards specified in Section I-M of the County of San Diego Off-street parking design manual. Surfacing material shall be a minimum of 2" paved over 4" base.

MAINTENANCE: Individual property owners are responsible for maintaining driveways, gates and signs on their own parcel in compliance with fire codes. Road easements, including gates and signs within the project will be maintained in compliance with fire codes in perpetuity through a road maintenance agreement and administered by a home owners association (HOA). The HOA cannot be dissolved or underfunded: The funding obligation must be shared by all the properties within the project; the responsibility to participate conveys with property transfer and failure to maintain in compliance with fire codes subjects owners to potential fines, and enforced abatement by the fire agency or the county with charges, including administrative costs and penalties, leined against the property.

3. **BUILDING FIRE RESISTANCE AND IGNITION:** Both "Basic and Enhanced" construction requirements per County building and fire codes will be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks, etc.
4. **FIRE PROTECTION SYSTEM:** All dwelling and attached garages will have residential fire sprinklers per County Fire Code Section 1003.2.
5. **FIRE PROTECTION EQUIPMENT:** (e.g. extinguishers) Although portable fire extinguishers are recommended, none are required for this project.
6. **DEFENSIBLE SPACE:** A minimum 100 ft. fuel management zone will be established and maintained around each structure per County Fire Code Appendix II-A Section 16 & 17. Exception: Parcel No. 2 which will be 30 ft. from the property line. The adjoining property, offsite vegetation within 100 ft. is cleared of brush. (Non native grassland). The proposed structure is down hill and enhanced construction will be utilized.
7. **VEGETATION MANAGEMENT:** Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list (list maintained by County of San Diego).

Individual property owners are responsible for maintaining their own parcel in compliance with fire codes.

Each homeowner on site is responsible for on-going vegetation maintenance, and will be funded and monitored by the homeowner.

Parcels of road easements, open space easements and similar land uses within the project must also have vegetation maintenance in a fire safe manner and will be funded and maintained by the HOA in perpetuity.


The HOA is responsible for maintenance and cannot be dissolved or unfunded. Funding obligation must be shared by all project owners.

Responsibility to participate conveys with property transfer


Failure to maintain in fire-safe manner subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, liened against the property.

8. FIRE BEHAVIOR COMPUTER MODELING: Computer Fire Behavior Model not required for this project per County Fire Marshal.

Initially, computer fire behavior modeling is not required for this project.

By:  Date: JAN 14, 2009
Printed Name: HADLEY JOHNSON Title: ENGINEER
Signature, name printed, date and title of person preparing report:

Name of Property Owner:

By:  Date: JAN 14, 2009
AMERICAN LOTUS BUDDHIST ASSOC. OWNER
Printed Name: ALEX LEE Title: OWNER & POWER OF ATTORNEY

Signature, name printed, date and title of person preparing report:

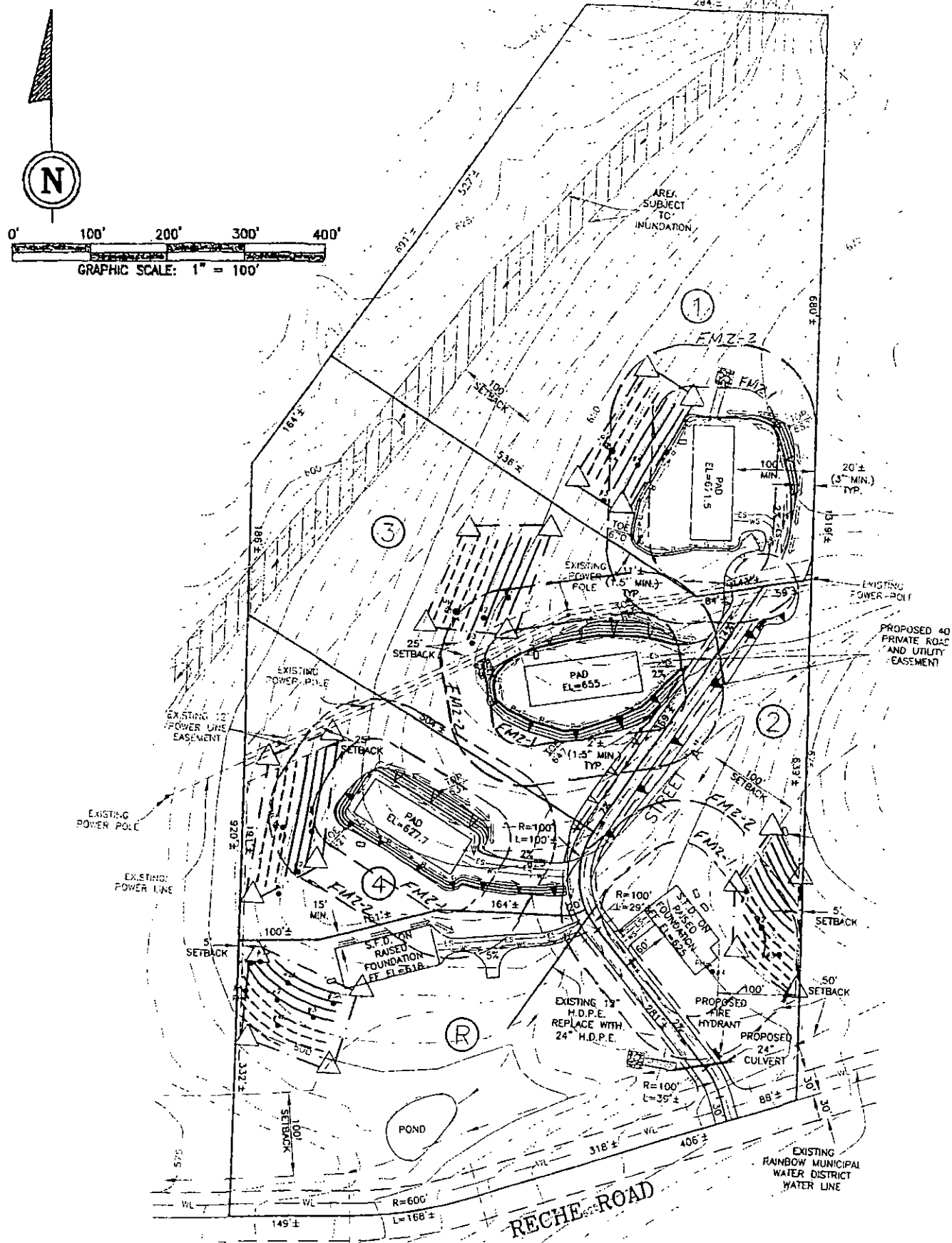


Figure 3: Site Plan Map